



## **CITY PLANNING COMMISSION PUBLIC HEARING AGENDA**

**FEBRUARY 25, 2016**

### **\*RESULTS\***

The Norfolk City Planning Commission will hold a public hearing on February 25, 2016 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

### **CONTINUED AGENDA**

#### **APPROVAL RECOMMENDED, 6-0**

1. **TARRANTS BAY, LLC**, for a change of zoning from I-4 (Waterfront Industrial) district to conditional D-5 (Fort Norfolk) district the following applications at 151 Riverview Avenue.

The purpose of this request is to allow for the construction of 482 residential units and a marina.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

### **REGULAR AGENDA**

#### **APPROVAL RECOMMENDED, 6-0**

1. **PINEWELL STATION**, for the following applications at 600 and 719 East Ocean View Avenue:
  - a. Amendment to the City's Future Land Use Map within the general plan, *plaNorfolk2030*, from Open Space/Recreation and Commercial to Multifamily.
  - b. Text amendment to the City's *Zoning Ordinance* to create PD-R Pinewell Station (Pinewell Station Residential Planned Development) district.
  - c. Change of zoning from C-2 (Corridor Commercial) and OSP (Open Space Preservation) districts to PD-R Pinewell Station (Pinewell Station Residential Planned Development) district.

The purpose of these requests is to allow for the construction of a multi-family residential development.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

2. **CITY PLANNING COMMISSION**, for a text amendment to Table 6-A, "Commercial Districts Table of Land Uses," and section 25-10.9, "Tattoo parlor and tattoo school," within the City's *Zoning Ordinance* to allow "Tattoo Parlor/School" in the C-2 (Corridor Commercial) district by special exception, and to amend the 1,000 foot minimum separation requirement between tattoo parlors/schools.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

3. **VISTACOR ADVISORS, LLC**, for a change of zoning to modify the conditions on property zoned conditional C-2 (Corridor Commercial) district at 2315, 2401, 2419, 2501, 2517 2601, 2605, and 2613 Hampton Boulevard, 1250 West 24<sup>th</sup> Street, 1215, 1217, 1221, and 1225 West 25<sup>th</sup> Street, 1204, 1207 and 1209 West 26<sup>th</sup> Street, and 2330 Bowdens Ferry Road.

The purpose of this request is to allow for a modification to the site layout.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

4. **CRISTINA ANGELO**, for the following applications:
  - a. Change of zoning from I-2 (Light Industrial) district to conditional C-2 (Corridor Commercial) district at 2410-2414 Colonial Avenue and 433-435 W. 25<sup>th</sup> Street.
  - b. Special exception to operate an entertainment establishment with alcoholic beverages at 2410 Colonial Avenue and 433-435 W. 25<sup>th</sup> Street.
  - c. Special exception for mixed uses (dwelling unit above commercial) at 2410 Colonial Avenue and 433-435 W. 25<sup>th</sup> Street.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 5-1**

5. **ANDALOUSI**, for the following applications at 2729 Bowdens Ferry Road:
  - a. Change of zoning from R-8 (Single-Family) district to conditional C-1 (Limited Commercial) district.
  - b. Special exception to operate an entertainment establishment with alcoholic beverages.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**CONTINUED TO MARCH 24<sup>TH</sup> PUBLIC HEARING**

6. **NSJ FOUNDATION**, for a special exception to operate a used merchandise sales establishment at 953 N. Newtown Road.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

7. **LOST AND FOUND TREASURES**, for a special exception to operate a used merchandise sales establishment at 7924 Chesapeake Boulevard, Suite A.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

8. **WENDY'S**, for a special exception to operate a commercial drive-through at 1805 Monticello Avenue.

The purpose of this request is to allow the nonconforming drive-through facility to be demolished and for the site to be redeveloped with a new building and a conforming drive-through.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

9. **THE BARREL ROOM**, for the following applications at 437 Granby Street:
- a. To renew a previously granted special exception to operate an entertainment establishment with alcoholic beverages.
  - b. Special exception for the sale of alcohol for off-premises consumption.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

10. **THE CURE COFFEEHOUSE AND BRASSERIE**, to amend a previously granted special exception to operate an entertainment establishment with alcoholic beverages at 501 Botetourt Street, Suites 503-507.

The purpose of this request is to allow for the existing coffee shop to expand into the adjacent suite.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

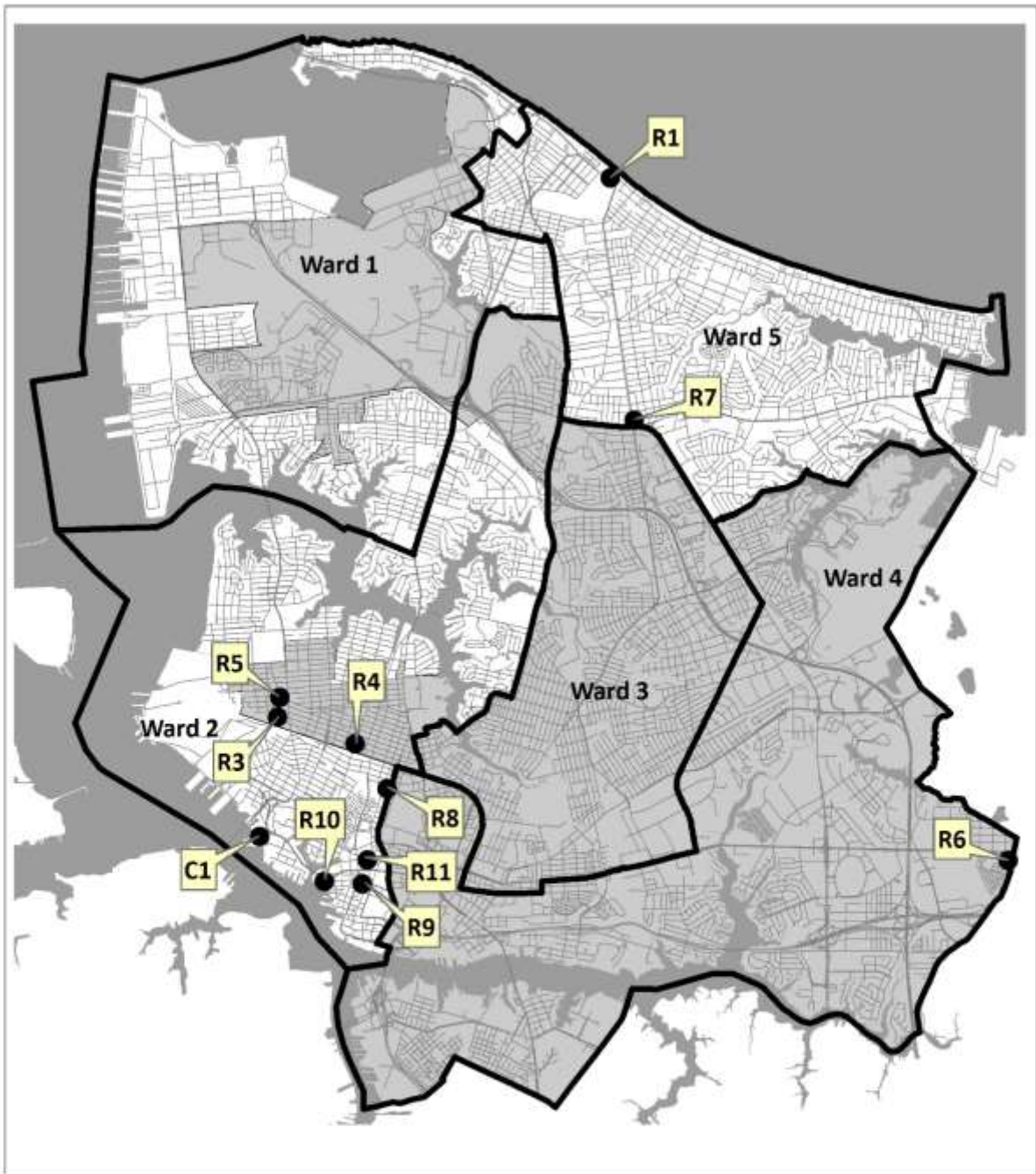
**11. BEARDED BIRD BREWING CO.,** for the following applications at 725 Granby Street, Suite 727:

- a. Special exception to operate an entertainment establishment with alcoholic beverages.
- b. Special exception to operate a microbrewery.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: [http://www.norfolk.gov/planning/city\\_planning\\_commission.asp](http://www.norfolk.gov/planning/city_planning_commission.asp)

George M. Homewood, AICP, CFM, Executive Secretary



**Planning Commission Items  
FEBRUARY**

0 4,000 8,000 16,000  
Feet

**Superwards**

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This map is for graphic purposes only.  
Map compiled, designed and produced by  
the Department of City Planning.